

FIRST EDITION.

SEZINCOT ESTATE,

IN THE COUNTIES OF



WORCESTER LODGES.

GLOUCESTER & WORCESTER.

AUCTIONEERS.

SOLICITORS.

NORTON, TRIST, WATNEY & CO.,
62, OLD BROAD STREET,
LONDON, E.C.

MESS^{RS} RIVINGTON & SON,
1, FENCHURCH BUILDINGS, E.C.
MESS^{RS} SEWELL & SON, CIRENCESTER.

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WILLIAM H. HARRIS

TRUSTEES ESTATE

OF THE

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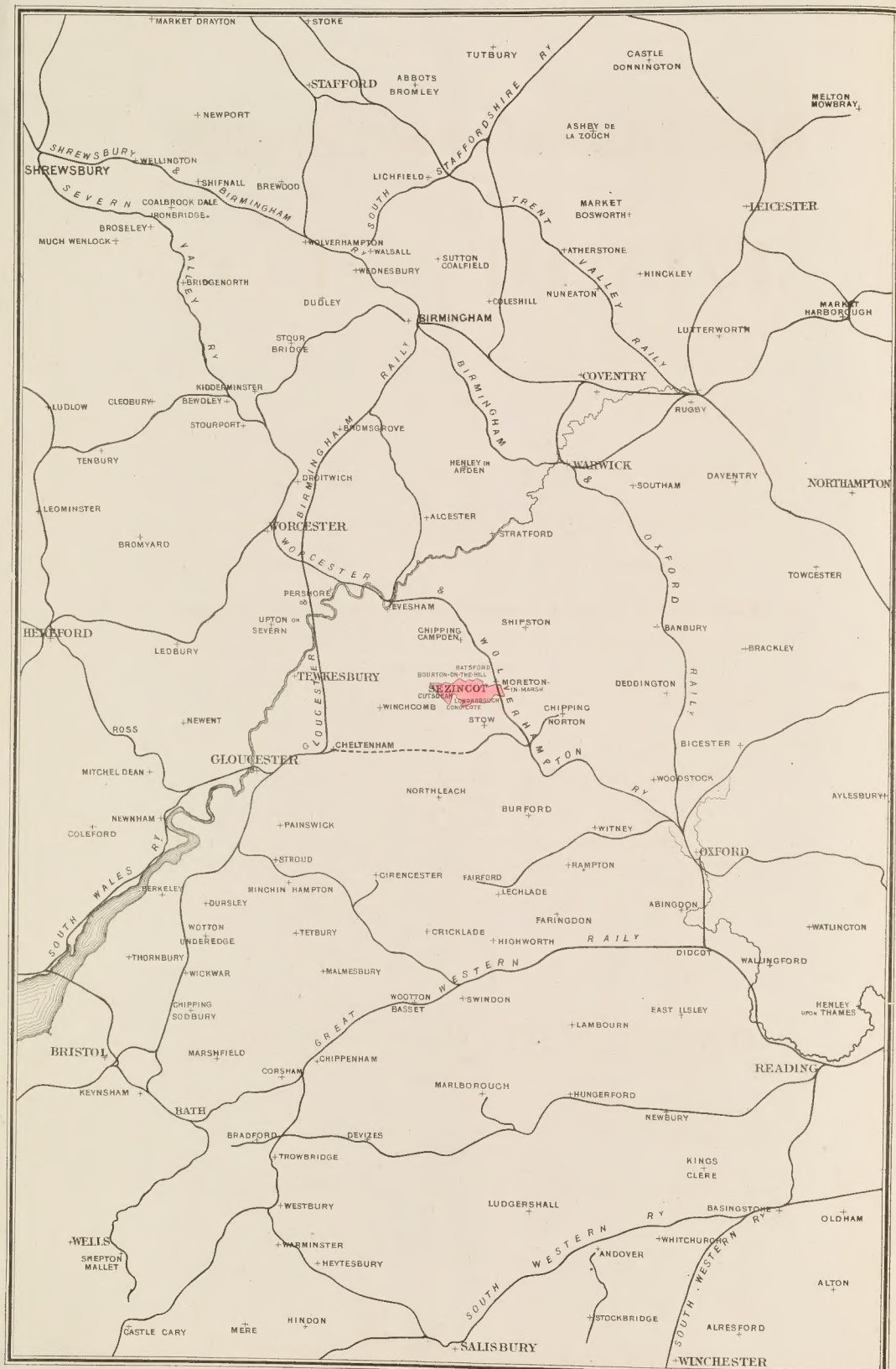
WILLIAM H. HARRIS

TRUSTEES ESTATE

OF THE

WILLIAM H. HARRIS

KEY-PLAN.



FIRST EDITION.

In the High Court of Justice.—Chancery Division.—In Re RUSHOUT. RUSHOUT v. RUSHOUT.

GLoucestershire & WORcestershire

PARTICULARS AND CONDITIONS OF SALE

OF THE

SEZINCOT ESTATE

A MAGNIFICENT

Freehold Residential Domain.

Situate within 2 miles of the Town of Moreton-in-Marsh (a first-class station on the Great Western Main Line Railway, between Oxford and Worcester), 14 miles from Evesham, 20 from Cheltenham, 28 from Gloucester, 22 from Cirencester, 18 from Stratford-on-Avon, and about 30 from Worcester and Oxford, and 82 from London. It comprises

A FINE STONE BUILT MANSION,

CONTAINING

An Elegant Suite of Reception Rooms, Ample Chamber Accommodation, Well-arranged Domestic Offices and Conservatory,

Surrounded by Charming and Delightful Pleasure Grounds and Plantations

Containing Choice Specimen Trees and Shrubs of Mature Growth.

AN ORNAMENTAL LAKE, CASCADES, TROUT STREAM & DUCKERY.

Walled-in Kitchen Gardens, Ranges of Vineries, Forcing Houses, &c., Stabling for upwards of Thirty Horses, Coach-houses and Out-buildings, Gardener's Cottage, and Good Accommodation for Servants and Helpers.

The MANSION is approached by extensive Winding Carriage Drives, through a

BEAUTIFULLY TIMBERED PARK,

with Ornamental Lodges.

The Estate adjoins the properties of the Right Hon. the Earl of Redesdale, The Right Hon. the Earl of Wemyss, Lord Leigh, Lord Sudely, The University of Oxford, and others, is

Divided into Convenient Farms and Occupations, held by First-class Tenants at moderate Rentals,

And embraces a total area of about

3,645 ACRES,

Which includes nearly 400 Acres of Woodland.

SEVERAL COTTAGES, ACCOMMODATION LAND, &c.

Also every Third (and the Next) Presentation to the Living of Longborough,

With its Parish Church, about a mile from the Mansion, and approached therefrom by a Private Carriage Drive. Attached to this Church is the Private Chapel or Faculty Aisle belonging to the Estate.

WHICH WILL BE SOLD BY AUCTION BY

MR. DANIEL WATNEY,

OF THE FIRM OF MESSRS.

NORTON, TRIST, WATNEY & CO.,

At the Mart, Tokenhouse Yard,

On **THURSDAY, 10th JULY, 1884.** at Two o'clock precisely,

Pursuant to an Order of Mr. Justice Pearson, the Judge to whose Court this cause is attached,

IN ONE LOT.

May be viewed by orders only, to be obtained of the Auctioneers, and Particulars with Plans and Views may be had of Mr. John Scovell, Batsford, Moreton-in-Marsh; of Messrs. Rivington & Son, Solicitors, 1, Fenchurch Buildings, London, E.C.; Messrs. Sewell & Son, Solicitors, Cirencester; of Messrs. Peacock & Goddard, Solicitors, 3, South Square, Gray's Inn, London; and of Messrs.

Norton, Trist, Watney & Co., 62, Old Broad Street, Royal Exchange, London, E.C.

T. W. NICHOLSON, Printer 11, Wormwood Street, Bishopsgate Street

PARTICULARS.

THE

SEZINCOT ESTATE,

INCLUDING

The Manor of Sezincot and Rectorial Tythes in that Parish,

DELIGHTFULLY SITUATE IN THE

COUNTIES OF GLOUCESTER & WORCESTER,

IN THE PARISHES OF SEZINCOT, LONGBOROUGH, BOURTON-ON-THE-HILL,
MORETON-IN-MARSH, CONDICOTE & CUTSDEAN,

Within two miles of the Town of Moreton-in-Marsh (a First Class Station on the Great Western Main Line Railway, between Oxford and Worcester) 14 miles from Evesham, 15 from Cheltenham, 28 from Gloucester, 22 from Cirencester, 18 from Stratford-on-Avon, and about 30 from Worcester & Oxford, and 82 from London.

The Estate is in one of the most favoured residential districts in the Midland Counties, and the neighbourhood affords first rate society, the Seats of the Right Honourable the Earl of Redesdale, Lord Northwick, Sir Peter Pole, Earl Wemyss, Lord Sudely, Cheetham, Esq., Sir George Phillips, Bart., E. T. Godman, Esq. and others being in close proximity,

AND

There are unusual attractions in the way of Sport, as the Heythrop Hounds, the Warwickshire, the Cotswold, and the North Cotswold hunt the immediate locality.

There is likewise First-Class Shooting over the Property, the Woods and Plantations being well placed for holding Pheasants, and the Soil admirably adapted for breeding and rearing Partridges; Wild Fowl Shooting may also be obtained, and good Trout and other fishing in the Sezincot and Warren Lakes,

In its entirety the Estate embraces an area of about

3,644a. - 3r. - 37p.

IN A RING FENCE,

Bounded by good roads and well circumstanced for Water.

It is Handsomely Timbered, and the Ornamental Plantations have been placed with such judgment as to produce a most picturesque effect from all points,



SEZINCOTE HOUSE, GLOUCESTERSHIRE.

VIEW FROM THE PARK.



THE MANSION

Which was erected in the early part of the present century by the late Sir Charles Cockerell, Bart., is substantially built of Yellow Sandstone quarried on an adjoining Property.

Is situate in about the Centre of the Estate and is sheltered from the North-East by thickly Wooded Plantations,

From it, and from the Pleasure Grounds, lovely Panoramic Views are obtained of vast Extent and Beauty, reaching far into the Counties of Oxford, Warwick, Gloucester and Worcester.

It is Approached from the Moreton Road by a Carriage Drive more than a mile in length, guarded by the "SEZINCOT" and "DIAMOND" Entrance Lodges, also from the Worcester Road by a Carriage Drive three quarters of a mile in length, with Two Ornamental Lodge Entrances known as the "WORCESTER LODGES," and there is another Carriage Drive from the "TUCKWELL" Lodges on the road from Bourton Hill.

The details of the internal accommodation are as follows:—

ON THE GROUND FLOOR—

ENTRANCE HALL, 27ft 6in by 17ft 10in,

Paved with White and Black Marble

BILLIARD ROOM, 32ft by 20ft,

LIBRARY, 24ft by 31ft, including large circular Bay Window opening to Grounds,

SMALL DINING ROOM 19ft Square,

STUDY 16ft by 18ft, including Recess, with Lavatory and W.C.

THE DOMESTIC OFFICES

ARE WELL ARRANGED, AND COMPRISE—

Still Room and W.C., Housekeeper's Room, Servants' Hall fitted with convenient Cupboards, China Closet, Lamp Room, Knife and Boot Rooms and W.C., Meat and Pastry Larders, Kitchen, Scullery, Tub House and Yard, Butler's Pantry with Bed Room and Strong Room attached, and Wine Room; also a Staircase leading to Six Servants' Bed Rooms, Stoke Hole, Lumber Room, and W.C. in Wing.

INNER HALL paved with **White and Black Marble,**

WITH

A GRAND STAIRCASE,

Having Two Flights of Stone Steps and Ornamental Iron Balustrades,

Leading to

A SPACIOUS CORRIDOR 70ft long,

AND

A HANDSOME SUITE OF RECEPTION ROOMS,

With Oak Floors, Statuary Marble, and other Chimney Pieces, and the Shutters to the South front fitted with Silvered Glass Panels,

COMPRISING

A LOFTY VAULTED DINING ROOM, 32ft by 20ft,

With Windows opening to Balcony.

Lofty and Elegant Saloon, 33ft by 23ft 6in,

Including Large Circular Bay Windows opening to Balcony,

DRAWING ROOM, 24ft by 20ft,

(With Windows opening to Balcony), and communicating with a Noble Semi-Circular

CONSERVATORY

(HEATED BY HOT WATER),

150ft long, having an Octagon Smoking Room at the further end, with Fountain and Avairy, and Two Flights of Stone Steps leading to the Grounds.

A Suite of Rooms, comprising Bed Chamber, Boudoir and Dressing Room.

ALSO

Six Bed Rooms, Dressing Room, Bath Room, School Room, Passages, and W.C.

IN THE WING—

Five Principal Bed Rooms, Bath Room, Two W.Cs., Dressing Room, an Elegant Octagon Bed Chamber, with Window opening to Flight of Stone Steps leading to the Lawn.

SECOND FLOOR—

Five Bed Rooms, Dressing Room and Lumber Room; also approached by two other Staircases are Five Bed Rooms, Day and Night Nurseries, Wardrobe Room, Housemaid's Room with Sink and Water laid on, and Store Room.

UPPER FLOOR—

Three Servants Bed Rooms, and large Landing.

ON THE BASEMENT—

EXTENSIVE WINE AND BEER CELLARS,

A LAUNDRY, comprising Drying and Ironing Room, a Wash-house, W.C.,
and a BREWHOUSE,

COAL CELLARS AND YARD FOR STORING WOOD AND DRYING GROUND,

And Back Entrance.

THE STABLING

Is most conveniently placed a short distance from the Mansion, and consists of

Three-Stalls and Loose Box, Three Saddle Rooms, Washing House, Two Six-Stall Stables with Hay and Straw Rooms over, Coach House for Six Carriages, with Bed Rooms over, a Coachman's House of Four Rooms, Coal House, Paved Yard, Water Reservoir and Folding Gates, besides the Breeding Stables, comprising Four Loose Boxes, Three Sheds and Yards.

THE OUTBUILDINGS

INCLUDE

A Pheasantry, Blacksmith's Shop, Cottage of Three Rooms, Poultry House and Yard and a Range of Cow Houses and Mess Room,

A HUNTING STABLE, with Five Loose Boxes, Saddle Room & Yard,

Another Yard, with Cart Horse Stable for Three Horses, Loose Box, Cart Shed, and Timber Yard, Carpenter's Shop, Saw Pit, Lime and Store Houses, Paint Store, and Cart Shed.

There is a magnificent supply of Water to the Mansion and Premises from Spring issuing out of the hills on the Home Farm, and in the Park Woods the water being stored in Reservoirs and then conveyed by gravitation in pipes to the Upper part of the Mansion and Offices as well as to the Stabling, Gardens and Home Farm.

A GARDENER'S COTTAGE,

Containing Six Rooms.

THREE WALLED-IN KITCHEN GARDENS,

Well stocked with Choice Fruit Trees, and having

Vinery, 50 feet Long, Stove House, Three ranges of 6-light Pits, Range of Forcing Houses, 100 feet long, in three divisions, comprising

PEACH HOUSE & TWO VINERIES,

Another Six-Light Pit, Cucumber and Melon House 55 feet long, (all heated by Hot Water), Potting Shed, Potato Room, Bothy, and Under Gardener's Room.

BEAUTIFUL AND EXTENSIVE

PLEASURE GROUNDS AND GARDENS,

Laid out with great taste by a Landscape Gardener in Sloping Lawns, Italian Gardens, and Shrubberies, intersected by broad Gravelled Walks, and adorned with stately Timber and rare Specimen Trees of mature growth, including some fine Yew, Cedar, Walnut, Horse and Spanish Chesnut, Cherry, Elm, and Oak.

A part of these PLEASURE GROUNDS is called

“THE THORNERY,”

A most delightful retreat, which is adorned with choice Shrubs and Trees, besides Ornamental Grottoes, Temples and Fountains, with Trout Pools connected by Cascades, and winding secluded Gravelled Paths leading to the Lake, the Boat House and Rustic Summer House.

The Pleasure Grounds are embellished with a variety of Ornamental Buildings, erected in the most picturesque situations, from designs by Thomas Daniell, Esq., R.A., and which include the well-known

“WELLINGTON PILLAR,”

Recording on copper plates the victories of Wellington and Nelson.

The “Serpent Bridge,” “The Temple,” “Grottoes,” and “Fountains.”

An Extensive Undulating and Richly-Timbered Park,

WITH ROOKERY,



THE "THORNERY" IN THE PLEASURE GROUNDS AT SEZINGOT.

VIEW FROM THE SERPENT BRIDGE.



TWO GAMEKEEPERS' COTTAGES,

DOG KENNELS AND STABLES

ALSO A

TROUT HATCHING APPARATUS,

In which have been reared some thousand of Trout for supplying the Streams, Lakes, and Pools.

The total acreage of the Mansion, Ornamental Pleasure Grounds, Shrubberies, Plantations and Lakes adjacent is

69a.

Or.

30p.

Described as follows :

No. on Plan.	Description.	Cultivation.	Quantity.
IN SEZINCOT PARISH.			
			A. R. P.
1	Sezinco Mansion, Offices, Gardens, &c.	—	3 0 28
2	Plantation, Fish Pond, &c.	Wood, &c.	2 1 10
3	Plantation and Road above do.	Wood	2 2 1
4	Upper Thornery Walks, Plantations, &c.	Wood, &c.	3 2 32
5	Lower Thornery and Walks	"	3 1 11
6	The Lawn, Walks, &c.	Pasture	9 2 28
7	Horse Shoe Clump	Wood	0 0 34
8	Calves Close	Pasture	0 2 11
9	Pleasure Grounds	"	0 2 6
10	Plantation	Wood	0 1 31
11	Gardeners Cottage, Kitchen Gardens, &c.	—	4 0 33
12	Back Garden	Garden	0 1 7
13	Summer House and Plantation	Wood, &c.	2 3 7
14	Paddock by Garden	Pasture	0 2 38
15	Yard and Plantation	Wood, &c.	0 0 37
16	Plantation	Wood	0 3 35
17	Paddock	Pasture	0 2 3
18	Buildings and Yard	—	0 1 37
20	Carpenter's Shop and Yard	—	0 2 12
21	Plantation	Wood	0 3 3
24	Piece by Horse Close	"	0 0 32
25	Plantation	Wood	2 3 33
34	Cow Sheds and Yard	—	0 0 25
41	Plantation	Wood	0 2 25
42	Duckery Plantation	"	4 2 0
43	Plantation	"	5 0 38
44	Ornamental Water	Water	3 1 21
45	Plantation	Wood, &c.	1 1 10
46	Pincushion Clump	Wood	0 0 20
48	Plantation and Pleasure Ground	Wood	1 1 39
49	Plantation and Walks	"	2 0 14
50	Ice House and Plantation	"	1 1 24
52	Orchard	Orchard	2 2 5
53	Plantation	Wood	0 0 19
54	Nursery	Trees	4 3 37
A.			69 0 30

The above is IN HAND, and possession will be given on completion of the purchase.

The Woods, Coverts and Plantations are all in hand, and occupy a total area of

383a.

2r.

30p.

Or thereabouts,

Of which the following is a Schedule:—

No. on Plan.	Description.	Cultivation.	Quantity.			Total Quantity.
			A.	R.	P.	A. R. P.
IN SEZINCOT PARISH.						
27	Plantation	Wood	3	0	1	
29	Ditto	"	0	0	37	
30	Upper Rookery Plantation	"	3	0	11	
31	Lower Rookery Plantation	"	0	1	21	
33	Tuckwell Lodge Plantation	"	6	2	39	
36	Clomp Plantation	"	0	1	17	
37	Plantation	"	2	0	26	
38	Ditto	"	0	0	24	
56	Ditto	"	0	1	15	
57	Ditto	"	2	1	38	
59	Ditto	"	0	1	10	
60	Ditto	"	0	2	14	
61	Ditto	"	0	1	16	
62	Ditto	"	1	1	2	
65	Ditto	"	0	0	39	
Pt. 66	Hoggs Meadow Plantation	"	3	0	0	
67	Ditto ditto	"	2	1	33	
75	Ash Coppice	"	1	0	10	
77	Thick Leather Coppice	"	5	1	25	
78	Old Road Plantation	"	0	0	25	
96	Plantation	"	0	2	29	
97	Ditto	"	0	2	30	
99	Ditto	"	0	2	20	
100	Ditto	"	0	2	9	
103	Sallow Bed Coppice	"	2	0	14	
106	Plantation	"	1	0	25	
108	Ditto	"	3	2	10	
110	Ditto	"	2	1	17	
111	Ditto	"	0	2	25	
112	Stone Pit	"	0	1	21	
114	Plantation	"	0	1	18	
117	Ditto	"	0	0	10	
119	Ditto	"	0	0	15	
121	Ditto	"	0	2	13	
123	Ditto	"	1	1	33	
124	Ditto	"	0	1	33	
125	Ditto	"	0	0	22	
126	Ditto	"	0	0	38	
128	New Plantation	"	4	0	15	
129	Plantation	"	15	0	4	
131	Ditto	"	0	3	2	
132	Ditto	"	1	3	6	
135	Ditto	"	0	2	33	
136	Ditto	"	0	3	24	
138	Ditto	"	0	3	18	
139	Ditto	"	0	1	4	
141	Ditto	"	0	1	36	
142	Ditto	"	0	2	15	
144	Ditto	"	1	2	23	
145	Ditto	"	1	0	30	
147	Ditto	"	1	3	18	
149	Ditto	"	0	2	25	
154	Ditto	"	2	0	32	
160	Ditto	"	2	0	9	
162	Ditto	"	6	0	31	
163	Ditto	"	5	3	39	
164	Ditto	"	1	2	22	
165	Ditto	"	3	0	5	
167	Ditto	"	16	2	25	
171	Ash Plantation	"	0	1	8	
173	Plantation	"	3	2	30	
174	Ditto	"	0	2	20	
176	Ditto	"	0	1	37	
177	Ditto	"	0	1	24	
178	Ditto	"	1	2	17	
180	Ditto	"	1	0	12	
181	Ditto	"	0	2	25	
182	Ditto	"	0	2	13	
183	Ditto	"	2	1	21	
184	Middle Ground Plantation	"	10	3	27	
186	Plantation	"	0	2	37	
187	Ditto	"	1	3	22	
189	Ditto	"	0	3	15	
190	Ditto	"	1	0	3	
	Carried forward		145	2	28	

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
IN SEZINCOT PARISH (Continued)			A. R. P.	A. R. P.
	Brought forward		145 2 28	
181	Blessed Bottom Plantation	Wood	9 2 35	
184	Plantation	"	0 1 36	
185	Ditto	"	1 2 3	
188	Spring Plantation	"	2 3 29	
200	Plantation	"	0 0 12	
202	Ditto	"	2 1 16	
Pt203	Clapley Plantation	"	64 0 0	
206	Clapley Pool and Island	Water	3 0 16	
208	Plantation	Wood	0 0 29	
210	Ditto	"	0 2 15	
211	Ditto	"	0 1 11	
212	Ditto	"	0 0 28	
213	Ditto	"	0 3 4	
				231 3 22
IN CONDICOTE PARISH.				
216	Plantation	Wood	0 3 22	
218	Ditto	"	0 1 15	
219	Ditto	"	0 2 21	
220	Lodge Coppice	"	0 1 8	
223	Horse Shoe Plantation	"	3 3 6	
224	Fish Pool	Water	0 2 24	
225	Plantation	Wood	0 1 13	
226	Horse Shoe Plantation	"	5 0 39	
228	Camp Plantation	"	2 3 5	
231	Hangdown Plantation	"	6 2 8	
237	Washpool Coppice	"	1 0 9	
241	Plantation	"	0 3 32	
243	Ditto	"	1 2 7	
245	Ditto	"	0 3 12	
246	Ditto	"	0 2 14	
249	Ditto	"	1 3 1	
251	Ditto	"	2 0 6	
				30 1 2
IN CUTSDEAN PARISH.				
257	Middle Plantation	Wood	23 3 33	
262	Sheep-pen Plantation (East) part cut	"	8 1 16	
264	Ditto Ditto (West)	"	11 2 5	
265	Pig-trough Plantation	"	2 1 30	
267	Plantation	"	0 3 10	
269	Ditto	"	1 0 35	
271	Ditto	"	4 1 0	
273	Ditto	"	6 3 34	
275	Ditto	"	3 1 33	
276	Upper Bourton Hill Coppice	"	1 0 1	
278	Bourton Hill Clump	"	3 2 21	
281	Clapley Plantation	"	22 1 31	
282	Freeboard Plantation	"	1 0 33	
				61 1 2
IN BOURTON-ON-THE-HILL PARISH.				
284	Furze Break Plantation	Wood	11 1 19	
286	Plantation	"	0 0 5	
287	Ditto	"	0 0 13	
290	Plantation	"	0 0 6	
291	Harmon Clump	"	0 0 36	
292	Ditto Mouri Plantation	"	1 0 29	
293	Mount Lebanon Plantation	"	1 0 36	
296	Stile Clump	"	0 0 26	
297	Bourton Clump	"	0 1 4	
301	New Approach Plantation	"	6 0 2	
305	James Clump	"	0 0 23	
308	Elna Clump	"	0 0 28	
312	Plantation	"	0 3 10	
314	Norton Clump	"	1 0 29	
319	Plantation	"	0 3 22	
324	North Plantation	"	4 1 19	
330	Slade Coppice	"	0 1 10	
				28 2 2
IN LONGBOROUGH PARISH.				
562	Stone Pit	—	0 1 5	
565	Private Road to Longborough Church	—	1 1 37	
				1 3 2
			A.	383 2 30

The remainder of the Estate is divided into several Capital Farms and Occupations, with good Farm Houses and Agricultural Buildings, and with an unusually large proportion of Grass Land,

Let on yearly tenancies to first-class tenants, at rentals which have been very materially reduced to meet the present agricultural depression, and which are now so moderate as to preclude the idea of any further reduction, while on the other hand, with the return of agricultural prosperity, which may in a very short time be confidently expected, the rents may without any hardship to the tenants be again raised to their former level, and the Agricultural Holdings (England) Act, 1875, does not apply to any of the tenancies.

THE "HOME FARM"

Is situate in the PARISH of SEZINCOT and BOURTON-ON-THE-HILL, adjoining the Park, and is intersected by the Blockley and Worcester Roads.

THE FARM HOUSE

Is Pleasantly Placed and contains the following Accommodation:—

Three Attics, Four Bed Rooms and Two Dressing Rooms, Dining and Drawing Rooms, and small Sitting Room. Kitchen with Two Rooms over, Wash-house, Dairy, Larder, and Cellar.

THE AGRICULTURAL BUILDINGS

Include Barn, Cow Shed for 10 Cows, Ranges of Calf Pens, and Two Cow Houses for 27 Cows, Piggeries, Two Loose Boxes, Poultry and Chaff Houses, Cart and Implement Sheds with Granary over, Cart Horse Stable for 11 Horses and Loose Box with Loft over, Harness Room, a cool Dairy with Office over, Gig House, Wood House, and Yards,

Together with Enclosures of

ARABLE & PASTURE LAND,

Containing an area of about

344a. : 2r. : 1p.

Laying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
IN SEZINCOT PARISH.				
19	Farm House Buildings, &c.	—	A. B. P. 1 1 39	
22	Rickyard and Road	—	0 1 33	
26	Valentine Park	Pasture	11 3 28	
28	Great Park	"	20 3 0	
32	Ditto	"	4 2 5	
35	Lower Combeideland, &c.,	"	26 0 5	
39	Great Harrod's Ground	"	11 1 21	
40	Ditto	"	7 1 23	
47	Hill Meadow	"	18 1 0	
55	Lillie's Ground	"	21 0 4	
58	Lower Harrod's Ground	"	10 0 10	
Pt. 66	Hog's Meadow	"	9 0 0	
102	Bodmoor	"	15 0 24	
104	Muttoner's Close	"	7 2 18	
105	Lower Ice House Ground	Arable	12 1 8	
107	Upper ditto	"	9 1 8	
118	Part of Great Grations	"	13 0 33	
115	Lower Seven Acres	"	8 1 10	
116	Twelve Acres	"	11 0 18	
118	Fourteen Acres	"	14 2 2	
120	Great Ground	"	10 3 35	
122	Shepherd's Lodge Ground	"	11 0 26	
130	Furze Brake Ground	"	13 0 26	
133	Little Starveall Ground	"	9 1 22	
134	Great ditto	"	15 1 10	
137	Eighteen Acres	"	16 2 11	
140	Upper Seven Acres	"	7 3 37	
143	Windmill Knap	"	11 0 16	
				329 1 32
IN BOURTON-ON-THE-HILL PARISH.				
294	Short Moss Ground	Pasture	5 2 0	
295	Style Ground	"	9 2 9	
				15 0 9
			A.	344 2 1

The above is in the occupation of Mr. Robert Watts, on a yearly tenancy, at the annual rent of £400, but as his tenancy expires at Michaelmas next, the purchaser will then be enabled to take such lands into his own hands as he may think desirable.

"HINCHWICK FARM,"

IS SITUATE

IN THE PARISHES OF CUTSDEAN & CONDICOTE,

AND CONSISTS OF

AN OLD-FASHIONED

Substantially-built Farm House,

Pleasantly placed close to the High Road,

Having Five Attics and Five Bed Rooms, Capital Dining and Drawing Rooms, Sitting Room, Kitchen and Scullery, excellent underground Dairy and Beer Cellars, Office, Coal and Brewhouses,

WITH GARDEN AND ORCHARD:

THE FARM HOMESTEAD

IS VERY COMPACT AND COMPRISES

Cow House for Seven Cows, Piggeries, Two Waggon Lodges, Two Loose Boxes, Cart Horse Stable for Ten Horses, Two Chaff Houses, Two other Stables for Seven Horses and Harness Room, Ranges of Open Cow Sheds, Blacksmith's Shop, Cow House for tying up Eleven Cows, Barn, Ranges of Calf Pens, Gig House, Tool and Implement Sheds with Granary over.

WORKSHOP AND OTHER BUILDINGS.

Two Labourers' Cottages and Gardens adjoining.

At OLD HINCHWICK, " is a Barn, Chaff House, Open Cow Shed, and Five Labourers Cottages, with Wood Sheds and Gardens.

At Hinchwick Hill is a Capital Range of Open Cow Sheds, large Barn, Chaff House and Yard.

Together with numerous Enclosures of

ARABLE & PASTURE LAND,

CONTAINING IN THE WHOLE

673a.

3r.

16p.

Or thereabouts, lying as follows :—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
			A. R. P.	A. R. P.
IN CONDICOTE PARISH.				
214	Farm House, Garden, Buildings, &c. ...	—	2 2 7	
215	Orchard and Rick Yard... ..	Pasture	2 2 30	
217	Wash Pool Meadow	"	13 1 10	
221	Part of Ram Close	"	0 0 34	
222	Part of Horse Close Meadow	"	2 1 2	
227	Camp Ground	Arable	31 2 37	
229	Upper Scarlet Hill	"	25 1 36	
230	Cow Ground	"	27 3 3	
232	Lower Scarlet Hill	"	16 2 4	
233	Plantation and } now in one	Pasture	6 3 4	
234	Debden Meadow }	—	2 1 33	
235	Part of the Oldhouse, Buildings, &c. ...	Pasture	14 2 23	
236	Stable Meadow	Arable	29 3 38	
238	The Hangings	"	25 1 16	
239	Quarry Ground } now in one	"	27 2 22	
240	Piked Ground }	"	23 2 5	
242	Great Ground	"	22 1 30	
244	Upper South Furze	"	27 1 4	
247	Lower South Furze	"	29 2 35	
248	North Furze	"	29 3 25	
250	Roundabouts	"	4 1 31	
252	Lodge Ground	Pasture	0 0 20	
253	Part of Ram Close	—		
253A	Cottages and Gardens			366 3 12
IN CUTSDEAN PARISH.				
254	Part of Ram Close	Pasture	6 0 13	
255	Part of Horse Close	"	0 2 24	
256	Clapley Ground and } now in one	Arable	39 2 38	
258	Black Spring Ground }	"	26 3 10	
259	Black Spring Flat } now in one	"	2 0 15	
260	Clapley Flat	"	8 3 6	
261	Part of Lodge Ground	"	2 2 22	
263	Part of Roundabouts	"	41 1 13	
266	Sheep Pen Slingate	"	0 2 21	
268	Barn Ground	Arable	22 0 6	
270	Hinchwick Hill Barn, Sheds, &c. ...	"	39 2 38	
272	Lower Road Corner	"	32 2 11	
274	Middle and Upper ditto... ..	"	42 3 22	
277	Upper Bourton Hill	"	41 0 5	
279	Lower Bourton Hill	"		306 1 20
	Warren			A. 673 3 16

The above is in the occupation of Mr. Joseph Scarlett, on a yearly tenancy, at the annual rent of £550.

"HINCHWICK FARM,"

IS SITUATE

IN THE PARISHES OF CUTSDEAN & CONDICOTE,

AND CONSISTS OF

AN OLD-FASHIONED

Substantially-built Farm House,

Pleasantly placed close to the High Road,

Having Five Attics and Five Bed Rooms, Capital Dining and Drawing Rooms, Sitting Room, Kitchen and Scullery, excellent underground Dairy and Beer Cellars, Office, Coal and Brewhouses,

WITH GARDEN AND ORCHARD:

THE FARM HOMESTEAD

IS VERY COMPACT AND COMPRISES

Cow House for Seven Cows, Piggeries, Two Waggon Lodges, Two Loose Boxes, Cart Horse Stable for Ten Horses, Two Chaff Houses, Two other Stables for Seven Horses and Harness Room, Ranges of Open Cow Sheds, Blacksmith's Shop, Cow House for tying up Eleven Cows, Barn, Ranges of Calf Pens, Gig House, Tool and Implement Sheds with Granary over.

WORKSHOP AND OTHER BUILDINGS.

Two Labourers' Cottages and Gardens adjoining.

At OLD HINCHWICK," is a Barn, Chaff House, Open Cow Shed, and Five Labourers Cottages, with Wood Sheds and Gardens,

At Hinchwick Hill is a Capital Range of Open Cow Sheds, large Barn, Chaff House and Yard.

Together with numerous Enclosures of

ARABLE & PASTURE LAND,

CONTAINING IN THE WHOLE

673a.

3r.

16p.

Or thereabouts, lying as follows :—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
			A. R. P.	A. R. P.
IN CONDICOTE PARISH.				
214	Farm House, Garden, Buildings, &c. ...	—	2 2 7	
215	Orchard and Rick Yard... ..	Pasture	2 2 30	
217	Wash Pool Meadow	"	13 1 10	
221	Part of Ram Close	"	0 0 34	
222	Part of Horse Close Meadow	"	2 1 2	
227	Camp Ground	Arable	31 2 37	
229	Upper Scarlet Hill	"	25 1 36	
230	Cow Ground	"	27 3 3	
232	Lower Scarlet Hill	"	16 2 4	
233	Plantation and } now in one	Pasture	6 3 4	
234	Debden Meadow	—	2 1 33	
235	Part of the Oldhouse, Buildings, &c. ...	—	14 2 26	
236	Stable Meadow	Pasture	29 3 35	
238	The Hangings	Arable	25 1 16	
239	Quarry Ground } now in one	"	27 2 22	
240	Piked Ground	"	23 2 5	
242	Great Ground	"	22 1 30	
244	Upper South Furze	"	27 1 4	
247	Lower South Furze	"	29 2 35	
248	North Furze	"	29 3 25	
250	Roundabouts	"	4 1 31	
252	Lodge Ground	Pasture	0 0 20	
253	Part of Ram Close	—		366 3 12
253a	Cottages and Gardens	—		
IN CUTSDEAN PARISH.				
254	Part of Ram Close	Pasture	6 0 13	
255	Part of Horse Close	"	0 2 24	
256	Clapley Ground and } now in one	Arable	39 2 38	
280	Black Spring Ground	"	26 3 10	
258	Black Spring Flat } now in one	"	2 0 15	
259	Clapley Flat	"	8 3 6	
260	Part of Lodge Ground	"	2 2 22	
261	Part of Roundabouts	"	41 1 13	
263	Sheep Pen Slingale	"	0 2 21	
266	Barn Ground	—	22 0 6	
268	Hinchwick Hill Barn, Sheds, &c. ...	—	39 2 38	
270	Lower Toads Corner	Arable	32 2 11	
272	Middle and Upper ditto... ..	"	42 3 22	
274	Upper Bourton Hill	"	41 0 5	
277	Lower Bourton Hill	"		306 1 20
279	Warren	"		
			A. 673 3 16	

The above is in the occupation of Mr. Joseph Scarlett, on a yearly tenancy, at the annual rent of £550.



Longborough Parish Church, Gloucestershire.

LONGBOROUGH PARISH CHURCH, GLOUCESTERSHIRE.

VIEW SHOWING THE SEINCOT AISLE OR CHAPEL.

THE "MANOR FARM,"

WHICH IS

IN LONGBOROUGH PARISH,

COMPRISES

A FARM HOMESTEAD,

SITUATE

In the VILLAGE of LONGBOROUGH, near to CHURCH,

AND CONSISTING OF

A COMFORTABLE FARM-HOUSE,

Having Four Attics and Six Bed Rooms. Dining and Drawing Rooms, Sitting Room, Kitchen,
Wash-house, Dairy and Cellar,

GARDEN AND ORCHARDS.

THE FARM BUILDINGS

Include Store Room with Granary over, Gig House, Cart Horse Stable for Twelve Horses, Harness Room with Hay Loft over, Nag Stable, Loose Box and Harness Room, Ranges of Open Cattle Sheds, Calf Pens and Yards, Barn, Two Ranges of Piggeries, Cart Lodge with Granary over, Poultry House, and other useful Buildings with Yards.

The Area of this Farm is

325a. - 2r. - 20p.

Or thereabouts, divided in

ARABLE & PASTURE FIELDS,

As follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN LONGBOROUGH PARISH.			
511	Manor House Farm, Buildings, &c. ...	—	A. R. P. 1 2 17
512	Close	Pasture	1 0 36
513	Orchard	Orchard	1 2 30
514	Broad Leasow	Pasture	27 3 18
515	Bean Hill	Arable	18 2 19
518	Brian Furlong	"	9 3 23
519	Upper Meadow	Pasture	14 0 23
520	Short Longdale	"	14 0 29
521	Lower Saltmore	"	10 3 8
523	Upper ditto	"	11 3 15
524	Little Leasow	"	19 3 35
525	Mint Hill... ..	"	24 1 25
526	Fourth Goldbarrow	Arable	23 0 8
527	Third ditto	"	22 3 30
528	Second ditto	"	23 1 29
529	First ditto	"	37 1 29
530	Further Whipthill	"	27 1 34
531	First ditto	"	27 0 7
532	Quarry Piece	"	8 0 8
A.			325 2 20

The above is in the occupation of Mr. W. Arkell, on a yearly tenancy, at the annual rent of £450.

THE "WARREN FARM"

IS IN THE PARISH OF SEZINCOT,

And comprises a CONVENIENT HOMESTEAD pleasantly situate consisting of

A FARM HOUSE,

Having Two Attics and Four Bed Rooms, Two Sitting Rooms, Kitchen, Pantry and Wash-house, and Garden.

The OUTBUILDINGS include Cart House with Granary over, Barn, Cart Horse Stable for 8 Horses, Harness Room, Open Cow Shed, Loose Box, Tool, Hen Houses, and Piggery,

The House and Buildings are supplied with Water from an Excellent Spring, which is forced up by the Water Wheel turned by the Warren Brook, and New Iron Supply Pipes were put in during the past year,

And at No. 169 on Plan is a Stable, Range of Cattle Sheds, and Two Barns, and Yard, Together with several Enclosures of

Arable and Pasture Land,

Containing an area of about

271a. : Or. : 30p.

Lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN SEZINCOT PARISH.			
168	Long Ground	Arable	A. R. P. 26 0 30
169	Buildings, Plantation, &c.,	—	1 0 4
170	Barn Close	Pasture	1 3 36
172	Tumbledown Ground	Arable	30 1 34
175	Barn Ground	"	30 3 2
179	Upper Gloucester Ground	"	22 2 38
185	Middle Gloucester Ground and Road ..	"	21 3 23
188	The Fourteen Acres	"	14 1 32
192	Middle Ground (West)	"	10 2 27
193	Middle Ground (East)	"	15 3 32
196	Home Ground	"	31 1 26
197	Cow Ground	"	12 0 12
199	Clapley Down Bottom	Pasture	17 3 20
201	Farm House, Buildings, Garden, &c., ..	"	1 2 0
207	Little Clapley Down Bottom	Pasture	5 0 25
209	Lower Gloucester Ground	Arable	27 0 9
A.			271 0 30

The above is in the occupation of Mr. W. Arkell, on a yearly tenancy, at the annual rent of £200.

OWER TOWN FARM,

COMPRISING

Several Enclosures of Arable and Pasture Land,

containing together an area of

122a. - 3r. - 32p.

Or thereabouts lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
495	Grandmoor	Arable	A. R. P. 12 0 24
496	Further Outlands	"	10 0 27
497	Little ditto	"	2 0 16
498	Middle Outland	"	11 1 12
499	Bownham and Shed	Pasture	23 1 12
500	Lower Meadow and Shed	"	14 3 12
502	Hether Outland	Arable	11 2 20
503	Twin Hedges	Pasture	10 2 3
504	Marsh	"	10 2 14
505	Coates Meadow	"	16 1 12
A.			122 3 32

The above is in the occupation of Mr. W. Arkell, on a yearly tenancy, at the annual rent of £100.

"UPPER FIELDS FARM,"

Situate in the Parishes of

MORETON-IN-MARSH AND BOURTON-ON-THE-HILL.

Adjoining the High Road to Stow-on-the-Wold,

COMPRISES

A COMFORTABLE FARM HOUSE,

Having Two Attics, Three Bed Rooms, Two Sitting Rooms, Kitchen, Wash-house and Dairy, and Garden.

THE AGRICULTURAL BUILDINGS

Includes Cart Horse Stable for 7 Horses, Cart and Waggon Lodges, Barn, Range of Cow Houses for 13 Cows, and Calf Pens, Three, Bullock Sheds, Two Piggeries, Stable for Four Horses with Granary over.

Together with Enclosures of

Arable and Pasture Land,

Containing altogether an area or

150a. : 3r. : 36p.

Or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
IN MORETON-IN-MARSH PARISH.				
			A. R. P.	A. R. P.
332	Meadow ...	Meadow	4 3 27	
333	Grinstead Great Ground ...	Arable	3 2 28	
334	Great Ground ...	"	13 0 31	
335 } 336 }	Stone Stile Ground } Withy Tree Ground } Now in one	"	10 3 20	
337	Farm House, Buildings, &c. ...	—	0 3 6	
338	Garden ...	—	0 0 30	
339	Greensward Meadow ...	Meadow	4 1 10	
340	House Ground ...	"	7 0 11	
341	Floathed Meadow ...	Arable	4 2 11	
342	Butchers Ground ...	"	7 0 23	
343	Middle Ground ...	"	5 1 24	
344	First Ground ...	"	5 3 35	
345	Upper Gibbs's Ground ...	"	9 2 22	
346	Lower Gibbs's Ground ...	"	8 3 0	
347 } 348 }	Five Lays } Carters Ground } Now in One	"	5 3 3	
349	Barn Ground ...	Arable	2 2 23	
350	Barn Ground ...	"	5 1 31	
351	Barn Meadow ...	Pasture	3 2 22	
352	Lane Ground ...	"	5 2 4	
353	Old Fosway Ground (part) ...	"	4 1 30	
356	Little Cook's Piece ...	"	8 2 38	
				127 2 30
IN BOURTON-ON-THE-HILL PARISH.				
326	Part of Stone Stile Ground ...	Arable	0 1 24	
327	Part of Big Ground ...	"	1 0 29	
328	Part of Little Ground ...	"	0 1 9	
329	Ash Coppice Ground ...	"	11 1 9	
331	Lady Ham Ground ...	Pasture	10 0 15	
				23 1 6
			A.	150 3 36

The above is in the occupation of Messrs. T. & F. Horne, on a yearly tenancy, at the annual rent of £250.

"DUNSTALL FARM,"

SITUATE

In the PARISH OF MORETON-IN-MARSH.

Adjoins the High Road to Stow-on-the-Wold, and is intersected by the railway.

IT COMPRISES

A COMFORTABLE HOMESTEAD, with FARM-HOUSE,

Having Three Bed Rooms, Two Sitting Rooms, Dairy and Cellar, with GARDEN and ORCHARD.

THE FARM BUILDINGS

Include Bullock Shed, Bull House, Two Loose Boxes, Cow House for 10 cows, Root House and Calf Pen, Barn fitted with Windmill for grinding corn, Waggon Lodge, Cart and Sawing Sheds; another Barn, Piggery, Meal Room, Nag Stable, Cart Horse Stable for 6 horses, Harness Room and Hay Loft over, at a little distance is another Barn, Loose Box, Piggery, Cow House, Open Sheds and Yard.

Together with Enclosures of

SOUND ARABLE & PASTURE LAND,

The whole containing an area of about

144a. - 1r. - 30p.

Sub-divided as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN MORETON-IN-MARSH PARISH.			
357	Stow Lane Ground	Arable	A. R. P. 9 2 13
358	White Gate Ground	Pasture	6 1 8
359	Buildings, &c.	—	0 0 29
360	Barn Ground	Pasture	5 2 25
361	Little Ground } now in one	"	7 2 26
362	The Meadow	"	7 0 36
363	Butchers Meadow	Meadow	8 3 18
364	Old Barn Ground	Arable	7 1 0
365	Longitch Ground	"	7 3 7
366	Butchers Ground	"	0 3 6
367	Farm House, Buildings, Gardens, &c., ..	—	1 3 11
368	Orchard	Pasture	5 3 4
369	Wood Pile Ground	Arable	0 1 10
370	Peddicote Paddock	Meadow	5 2 7
371	Broad Lent Meadow	"	11 0 35
372	Further Pies	Arable	6 2 37
373	Sycamore Ground	"	11 1 26
374	House Ground	"	7 2 38
375	Upper Moors	Pasture	8 1 32
376	Upper Middle Moors and shed	"	0 0 23
377	Bank Planted	Wood	8 1 24
378	Lower Middle Moors	Meadow	9 1 34
379	Lower Moors } now in one	"	0 0 9
382	Petty Gores and Shed	"	6 0 6
380	Bank	"	
381	The Spiny	Osiers and Arable	
			A. 144 1 30

The above is in the occupation of Messrs. T. & F. Horne, on a yearly tenancy, at the annual rent of £230.

"MAIDEN HILL" FARM,

Is in the PARISH OF LONGBOROUGH, and adjoins the High Road to Stow and Longborough,

IT COMPRISES

A Convenient Homestead with Farm House,

CONTAINING

Six Bed Rooms and Cheese Room, Two Sitting Rooms, Kitchen, Wash-house,
Dairy, &c.,

GARDEN & ORCHARD.

THE OUTBUILDINGS

CONSIST OF

Ranges of open Cow Sheds and Calf Pens, Waggon Lodge with Granary over, Double Barn,
Cart Horse Stable for Seven Horses, with Hay Loft over, and Piggeries,

Together with

ENCLOSURES OF ARABLE AND PASTURE LAND,

The whole containing an Area of

194a.

2r.

26p.

Or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN LONGBOROUGH PARISH.			
480	Upper Meadow	Pasture	A. R. P. 7 2 5
481	Oak Piece	"	12 0 20
482	Stable Ground	"	10 2 19
483	Orchard	Orchard	1 1 26
484	Farm House, Buildings, &c. ...	—	1 1 36
485	House Ground	Pasture	14 1 32
486	Little Hill	Arable	15 3 0
487	Fosberry Leys	"	10 0 5
488	Flint Hill	"	17 0 7
489	Swanditch	"	18 2 23
490	Longborough Ground	Pasture	15 0 33
491	Middle Ground	Arable	21 1 30
492	Moor Way	Pasture	19 1 30
493	Lower Bratch	"	15 2 15
494	Upper ditto	"	15 3 25
A.			194 2 26

The above is in the occupation of Mr. David Wheeler, on a yearly tenancy, at the annual rent of £130.

"UPPER RYE FARM,"

IS SITUATE

In the Parishes of SEZINCOT, and BOURTON-ON-THE-HILL, adjoining "Lower Rye,"

AND COMPRISES

A FARM HOUSE,

PLEASANTLY PLACED,

Having Four Bed Rooms and Three Attics, Two Sitting Rooms, Kitchen and Wash-house, with Garden and Orchard.

THE FARM BUILDINGS

INCLUDE

Cow Houses for 15 Cows, Piggery, Calf House, Barn, Cart Horse Stable for Four Horses and Loose Box, Gig House, Open Cow Sheds and Yard, and at a little distance are

TWO LABOURERS' COTTAGES,

Two long ranges of Open Cow Sheds, Cart Horse Stable for Eight Horses, Harness Room and Loose Box, Barn and Chaff House, Waggon Lodge with Granary over;

TOGETHER WITH SEVERAL ENCLOSURES OF

SOUND ARABLE AND PASTURE LAND,

The whole containing an area of

249a. - 3r. - 30p.

Or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
In SEZINCOT PARISH.				
63	Calves Close	Pasture	7 1 10	108 0 16
64	Upper Great Hughes's Leasow	"	8 1 33	
68	Batson's Upper Ground	Arable	10 0 1	
69	Lower Great Hughes's Leasow	Pasture	6 1 1	
70	Farm House, Buildings, &c.,	—	1 3 22	
71	Little Hughes's Leasow	Arable	25 0 14	
72	Batson's Lower Ground	"	9 1 6	
73	Nodwell Close and Shed	Pasture	2 1 24	
94	Inces Paddock	"	2 2 15	
95	Lower South Meadow	"	7 3 16	
98	Upper ditto	"	10 3 36	
101	Great Hughes's Leasow	"	15 3 38	
In BOURTON-ON-THE-HILL PARISH.				
300	Upper Rittall Ground	Pasture	10 2 21	141 3 14
307	James's Slade Ground	"	7 2 1	
309	Brook Ground	"	7 0 35	
310	Tadpole Ground	"	9 0 3	
311	Lower Rittall Ground	"	12 2 35	
313	Norton Meadow	Meadow	6 0 4	
315	Quarry Ground	Arable	8 3 20	
316	Elm Ground and Road	"	13 2 23	
317	Beanhill Knap Ground	"	12 2 5	
318	Cottages, Farm, Buildings, &c.	—	0 3 9	
320	Beanhill Meadow	Meadow	5 3 22	
321	Lower Slade Meadow	"	5 0 27	
322	Watergap Ground	Arable	11 0 26	
323	Moramway Ground	"	13 2 11	
325	Creswicks Ground	"	17 0 12	
				A. 249 3 30

The above is in the occupation of Mr. J. Millard, on a yearly tenancy, at the very moderate annual rent of £150.

"MAIDEN HILL" FARM,

Is in the PARISH OF LONGBOROUGH, and adjoins the High Road to Stow and Longborough,

IT COMPRISES

A Convenient Homestead with Farm House,

CONTAINING

Six Bed Rooms and Cheese Room, Two Sitting Rooms, Kitchen, Wash-house,
Dairy, &c.,

GARDEN & ORCHARD.

THE OUTBUILDINGS

CONSIST OF

Ranges of open Cow Sheds and Calf Pens, Waggon Lodge with Granary over, Double Barn,
Cart Horse Stable for Seven Horses, with Hay Loft over, and Piggeries,

Together with

ENCLOSURES OF ARABLE AND PASTURE LAND,

The whole containing an Area of

194a.

-

2r.

-

26p.

Or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN LONGBOROUGH PARISH.			
480	Upper Meadow	Pasture	A. R. P. 7 2 5
481	Oak Piece	"	12 0 20
482	Stable Ground	"	10 2 19
483	Orchard	Orchard	1 1 26
484	Farm House, Buildings, &c. ...	—	1 1 36
485	House Ground	Pasture	14 1 32
486	Little Hill	Arable	15 3 0
487	Fosberry Leys	"	10 0 5
488	Flint Hill	"	17 0 7
489	Swanditch	"	16 2 23
490	Longborough Ground	Pasture	15 0 33
491	Middle Ground	Arable	21 1 30
492	Moor Way	Pasture	19 1 30
493	Lower Bratch	"	15 2 15
494	Upper ditto	"	15 3 25
A.			194 2 26

The above is in the occupation of Mr. David Wheeler, on a yearly tenancy, at the annual rent of £130.

“UPPER RYE FARM,”

IS SITUATE

In the Parishes of SEZINCOT, and BOURTON-ON-THE-HILL, adjoining “Lower Rye,”

AND COMPRISES

A FARM HOUSE,

PLEASANTLY PLACED,

Having Four Bed Rooms and Three Attics, Two Sitting Rooms, Kitchen and Wash-house, with Garden and Orchard.

THE FARM BUILDINGS

INCLUDE

Cow Houses for 15 Cows, Piggery, Calf House, Barn, Cart Horse Stable for Four Horses and Loose Box, Gig House, Open Cow Sheds and Yard, and at a little distance are

TWO LABOURERS' COTTAGES,

Two long ranges of Open Cow Sheds, Cart Horse Stable for Eight Horses, Harness Room and Loose Box, Barn and Chaff House, Waggon Lodge with Granary over;

TOGETHER WITH SEVERAL ENCLOSURES OF

SOUND ARABLE AND PASTURE LAND,

The whole containing an area of

249a.

3r.

30p.

Or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
In SEZINCOT PARISH.				
63	Calves Close	Pasture	7 1 10	
64	Upper Great Hughes's Leasow	"	8 1 33	
68	Batson's Upper Ground	Arable	10 0 1	
69	Lower Great Hughes's Leasow	Pasture	6 1 1	
70	Farm House, Buildings, &c.,	"	1 3 23	
71	Little Hughes's Leasow	Arable	25 0 14	
72	Batson's Lower Ground	"	9 1 6	
73	Nodwell Close and Shed	Pasture	2 1 24	
94	Inces Paddock	"	2 2 15	
95	Lower South Meadow	"	7 3 16	
98	Upper ditto	"	10 3 36	
101	Great Hughes's Leasow	"	15 3 38	
				108 0 16
In BOURTON-ON-THE-HILL PARISH.				
300	Upper Bittall Ground	Pasture	10 2 21	
307	James's Slade Ground	"	7 2 1	
309	Brook Ground	"	7 0 35	
310	Tadpole Ground	"	9 0 3	
311	Lower Britall Ground	"	12 2 35	
313	Norton Meadow	Meadow	6 0 4	
315	Quarry Ground	Arable	8 3 20	
316	Elm Ground and Road	"	13 2 23	
317	Beanhill Knap Ground	"	12 2 5	
318	Cottages, Farm, Buildings, &c.,	"	0 3 9	
320	Beanhill Meadow	Meadow	5 3 22	
321	Lower Slade Meadow	"	5 0 27	
322	Watergap Ground	Arable	11 0 26	
323	Moranway Ground	"	13 2 11	
325	Creswicks Ground	"	17 0 12	
				141 3 14
				A. 249 3 30

The above is in the occupation of Mr. J. Millard, on a yearly tenancy, at the very moderate annual rent of £150.

" LOWER RYE FARM,"

Situate in the Parish of SEZINCOT, adjoining " Maiden Hill,"

CONSISTS OF A COMPACT LITTLE

HOMESTEAD WITH FARM HOUSE

CONTAINING

Five Bed Rooms and Three Attics, Three Sitting Rooms, Wash-house, &c., Dairy with Loft over, Brewhouse, Carpenter's Shop, Capital Garden and Orchard, and

AGRICULTURAL BUILDINGS

COMPRISING

Cart Horse Stable for 9 Horses and Harness Room, Three Loose Boxes, Piggery, Two Cart Lodges with Granary over, Two Barns, Range of Cow Sheds and Calf Pens, Cow House for 11 Cows, another Cow House, Poultry House, and other useful Buildings and Yards,

ALSO NUMEROUS ENCLOSURES OF

ARABLE AND PASTURE LAND,

Embracing an area of about

173a. - 3r. - 7p.

Subdivided as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN SEZINCOT PARISH.			A. E. P.
74	Little Thicketleather Ground ...	Pasture	7 3 2
76	Great ditto ...	"	11 0 37
79	Butt Ground ...	Arable	9 1 39
80	Fiked Ground ...	Pasture	17 0 28
81	Graatamithmoor ...	Now in one	10 2 21
82	Old Lane... ..		
83	Little Smithmoor ...	"	12 1 10
84	Green Hill ...	Arable	22 0 36
85	Farm House, Buildings, &c ...	"	1 1 33
86	Orchard ...	Pasture	1 3 10
87	Little Eye Ground ...	Arable	13 1 10
88	Cow House Ground ...	"	7 3 16
89	Limekiln Ground ...	"	13 1 22
90	Long Ground ...	"	11 0 7
91	Great Grand Moor... ..	Pasture	13 3 12
92	Little ditto ...	"	8 2 1
93	Ford Ground ...	"	11 3 3
A.			173 3 7

The above is in the occupation of Mr. J. Spencer, on a yearly tenancy, at the annual rent of £100, to increase to £170 in 3 years.

"LOWER" FARM,

In the Parish of LONGBOROUGH, adjoins the High Road and the "Manor" Farm,

AND COMPRISES

A Comfortable Homestead,

SITUATE IN LONGBOROUGH VILLAGE.

WITH

FARM HOUSE,

CONTAINING

Four Bed Rooms, Dressing Room, and Attics, Two Sitting Rooms, Kitchen, Dairy, Larder, Pantry,
Wash-house and Coal-house,

GARDEN AND ORCHARD.

THE OUTBUILDINGS

CONSISTS OF

Saddle Room, Nag Stable, Loose Box and Gig House, Cart Horse Stable for Eight Horses
and Loft over, Cart Lodge with Granary over, Poultry House and Two Loose Boxes, Barn,
Piggery, and other Buildings,

On the opposite side of the Road is

A BARN, CATTLE SHEDS AND YARDS,

"HANDS HILL" FARM,

Situate in Sezincot and Longborough Parishes,

COMPRISES

A FOUR-ROOMED GOTTAGE,

HEN HOUSE & WOOD SHED,

GARDEN AND ORCHARD.

Two Loose Boxes. Open Cow Sheds. Two Barns, Cart Lodge, with Granary
over, Cart Horse Stable for Eight Horses, Bay Loft over, and Yards

"BANK'S FEE" OR "CUDD'S"

Consists of a Barn, Open Cow Shed, Hay House, and Yard,

TOGETHER WITH

ENCLOSURES OF ARABLE & PASTURE LAND,

Embracing in the whole an area of

314a. - 3r. - 37p.

Or thereabouts, lying as follows -

No. on Plan.	Description.	Cultivation.	Quantity.	Total Quantity.
Part of LOWER FARM.				
In Longborough Parish.				
			A. R. P.	A. R. P.
501	Town Meadow and Shed	Pasture	31 3 0	
506	Lower Bean Hill	"	8 2 20	
507	Upper ditto	"	8 2 5	
508	Washpool Ground and Buildings ...	"	13 0 19	
509	Orchard	Orchard	1 2 34	
510	Farm House, Buildings, Yards, &c. ...	"	1 0 8	
516	Garden	Arable	1 0 16	65 3 22
HANDS HILL FARM.				
In Sezincot Parish.				
146	Upper Bottom Ground	Arable	18 2 22	
148	Little Great Ground	"	24 2 21	
150	Sheep Pens	"	0 0 6	
151	Great Ground	Arable	26 0 10	
152	House Ground	"	20 1 38	
153	Lower Bottom Ground	"	13 1 8	
155	Little Ground	Pasture	3 1 1	
156	Farm Buildings, &c.	"	0 3 4	
157	Paddock	Orchard	1 2 11	
158	Cottage, Garden, &c.	"	1 1 32	
159	Home Brake Ground	Arable	24 3 35	
161	Further Brake Ground	"	9 1 2	
166	Brake Ground and Drive	"	23 1 19	172 3 9
In Longborough Parish.				
533	Haines Ground	Arable	10 2 24	
534	Scarry Ground	"	10 2 37	
535	Hither Wall Ground	"	9 2 0	
536	Fulbrook Ground	"	10 0 11	
537	Middle Wall Ground	"	9 0 23	
538	Further ditto	"	9 0 31	59 1 6
"BANKS FEE" or "CUDDS."				
In Longborough Parish.				
539	Cudds Piece and Buildings	Arable, &c.	2 2 0	
540	Scovells Ground	"	14 2 0	17 0 0
			A.	314 3 37

The above is in the occupation of Mr. Richard Meadows at the annual rent of £300, but his tenancy expires at Michaelmas next.

"BOURTON-ON-THE-HILL FARM,"

Is in the Parish of BOURTON-ON-THE-HILL, adjoins the High Road and the "Warren" and "Upper Rye" Farms. It comprises

A HOMESTEAD,

Conveniently situate in the Village of Bourton-on-the-Hill, with

FARM HOUSE,

CONTAINING

Five Bed Rooms and Three Attics, Two Sitting Rooms, Kitchen, Dairy and Pantry, and Garden,

THE FARM BUILDINGS

Include Ranges of Open Cow Sheds, Barn, Loose Boxes, Cart and Waggon Lodges, Cart Horse Stable for Eight Horses, and Harness Room,

At some little distance (No. 558 on Plan) is

A BARN, COW AND CHAFF HOUSES, AND YARD

TOGETHER WITH NUMEROUS ENCLOSURES OF

ARABLE AND PASTURE LAND,

Containing together an area of

182a. - 2r. - 9p.

or thereabouts, lying as follows:—

No. on Plan.	Description.	Cultivation.	Quantity.
IN BOURTON-ON-THE-HILL PARISH.			
541	Parsons Headland	Arable	A. R. P. 11 0 25
542	Lower Moramway	"	11 0 31
543	Upper ditto	"	12 0 2
544	Knabland... ..	"	11 0 25
545	Briar Furlong	"	13 3 20
546	Great Honey Furlong	"	13 0 26
547	Little Honey Furlong	"	9 0 28
548	Bornland Furlong... ..	Meadow	7 3 5
549	Fen Hill close	"	3 3 13
550	Pope Ley Close	"	10 0 31
551	Farm House Buildings and Yard	—	1 0 0
553	Lodge Ground	Arable	11 3 3
554	Quarr Ground	"	10 2 19
555	Home Ground	"	14 0 26
556	Little Down Piece	Arable & Past.	10 0 11
557	Brickyard Ground	Arable	12 1 36
558	Buildings and Yard	—	0 1 39
559	Barn Ground	Arable	9 0 37
560	First Ground	"	9 0 22
A.			182 2 9

The above is in the occupation of Mr. Edwin Righton on a yearly tenancy at the annual rent of £200.

THREE ENCLOSURES OF MEADOW LAND,

Nod. 302, 303 and 304 on Plan, containing together about

4a. - 1r. - 20p.

In the occupation of Mr. O. Fardon, on a yearly tenancy, at the annual rent of £10.

TWO ENCLOSURES OF ARABLE LAND,

Nod. 285 and 289 on Plan, containing an Area of about

9a. - 1r. - 4p.

In the occupation of Mr. Joseph Gill, on a yearly tenancy, at the annual rent of £20, reduced at Michaelmas next.

AN ENCLOSURE OF PASTURE LAND,No. 23 on Plan, situate adjoining the **HOME FARM**, containing an area of

7a. - 3r. - 13.

In the occupation of Mr. Edwin Weaver, on a yearly tenancy, at the annual rent of £15.

TWO ENCLOSURES OF ARABLE LAND,

Nod. 109 & 127 on Plan, containing together an area of

8a. - 2r. - 36p.

In the occupation of Mr. Raymond Andrews, on a yearly tenancy, at the annual rent of £10

A DWELLING-HOUSE,

In the Village of Bourton-on-the-Hill,

Nod. 298 on Plan

Having Six Rooms with Carpenter's Shop and Garden,

Containing together an Area of

0a. - 1r. - 18p.

In the occupation of Thomas Smith, a yearly tenant, at the annual rent of £8 14s.

A FOUR-ROOMED COTTAGE,

In the Village of Bourton-on-the-Hill,

Nod. 552 on Plan,

With Blacksmith's Shop, Sheds, Piggery and Garden,

Containing together an Area of about

0a. - 1r. - 13p.

In the occupation of James Poole, a yearly tenant, at the annual rent of £10.

TWO ENCLOSURES OF ARABLE LAND,

Nod. 517 and 561 on Plan,

Situate near to Longborough Village,

Now used as ALLOTMENT GARDENS,

And containing together an Area of

9a. : 3r. : 11p.

Or thereabouts.

In the occupation of various Tenants at rents amounting together to £19 per annum.

SEVERAL COTTAGES AND GARDENS,

Containing together an area of

1a. : 3r. : 28p.

Or thereabouts, lying as follows:—

No on Plan.	Description.	Tenant.	Quantity.	Rent.
			A. R. P.	£ s. d.
33A 288	Tuckwell Lodges and Gardens	In hand Robert Watts (included in Home Farm)	0 0 10 0 0 24	
51	Keepers' Cottages ...	In hand John Newman	0 1 8	3 0 0
283	Worcester Lodges ...	W. Robins W. Arkell C. Marshall W. Arkell	0 1 20	3 10 0 3 10 0 3 10 0 3 10 0
299	Diamond Lodge ...	In hand	0 1 33	
306	Sezincot Lodges ...	Mrs. Hudson H. Champion	0 0 14	3 0 0 3 0 0
563	Three Cottages & Gardens	David Cooper George Erwine David Rawlings	0 1 0	3 10 0 4 0 0 3 10 0
564	Four Cottages & Gardens	Thomas Box R. Collier W. Taylor Void	0 0 39 Estimated	3 10 0 3 10 0 3 10 0 3 10 0
		A.	1 3 28	50 0 0

ALSO

Every Third and the next Right of Presentation to the Vicarage of Longborough

(The other Two Rights of Presentation belong to Lord Leigh)

TOGETHER WITH THE

Private Chapel or Faculty Aisle, 26 feet by 17 feet, situate on the north side of Longborough Church, fitted with Family and Four other Pews and Heating Stove, all in good substantial repair.

THE ADVOWSON includes

A Capital Vicarage House with Stabling, Garden and Pleasure Grounds, and Enclosures of Arable and Grass Land,

CONTAINING ABOUT

60 ACRES.

The Rev. W. H. Etches, the present Incumbent, is now in the 58th year of his age.

The Annual Income or value of the Living is derived as follows:—

Vicarage, House, Gardens, &c., and Stabling, annual value	...	£100 0 0
Glebe Lands, including allotments (54 acres) annual value	£2 per acre	108 0 0
Tithe Rent Charges, Corn Rent Charge, and Modus	148 0 0
Surplice and other fees (say)	3 0 0
		<u>£359 0 0</u>

The Outgoings consist of Rates and Taxes, stated to be about £40 per annum, and Visitation Fees 8s.

GENERAL SUMMARY.

DESCRIPTION.	TENANT.	QUANTITY.			RENTAL.		
		A.	R.	P.	£	s.	d.
Mansion, Buildings, Pleasure Grounds, Plantations, Water, &c. }	In Hand	69	0	30	800	0	0
Woods, &c. (Estimated annual value including the Fishing and Shooting)	Ditto	383	2	30			
Home Farm	Robert Watts	344	2	1	400	0	0
Hinchwick Farm	Joseph Scarlett	673	3	16	550	0	0
Manor Farm	William Arkell	325	2	20	450	0	0
Warren Farm	Ditto	271	0	30	200	0	0
Lower Town Farm	Ditto	122	3	32	100	0	0
Upper Fields Farm	Messrs. T. & F. Horne	150	3	36	250	0	0
Dunstall Farm	Ditto	144	1	30	230	0	0
Maiden Hill Farm	David Wheeler	194	2	26	130	0	0
Upper Rye Farm	J. Millard	249	3	30	150	0	0
Lower Rye Farm	Mr. John Spencer	173	3	7	100	0	0
Lower Hands Hill and Cudds Farm }	Richard Meadows	314	3	37	300	0	0
Bourton-on-the-Hill	Edwin Righton	182	2	9	200	0	0
Meadow Land	O. Fardon	4	1	20	13	0	0
Arable Land	Joseph Gill	9	1	4	20	0	0
Pasture Land	Edwin Weaver	7	3	13	15	0	0
Arable Land	Raymond Andrews	8	2	36	10	0	0
House, Carpenter's Shop, &c. ...	Thomas Smith	0	1	18	8	14	0
House, Blacksmith's Shop, &c. ...	James Poole	0	1	13	10	0	0
Allotment Gardens	Various	9	3	11	19	0	0
Cottages and Gardens	Ditto	1	3	28	50	0	0
A. 3,644 3 27					£4,105 14 0		

. ANNUAL OUTGOINGS.

Vicar of Longborough.	Modus in lieu of Tithe under apportionment dated 19th February, 1842, Assessed on Icehouse Ground (No. on Plan) containing 21a. 2r. 16p., in exoneration of remainder of Estate,	£8	0	0	
		5	18	8	
					£13 18 8
R. Hudson, Cutsdean ..	Modus in respect of Land in Cutsdean Parish,				3 0 0
Land Tax.	Manor Farm and other Lands in Longborough Parish,	35	0	0	
	Lands in Sezincot Parish,	99	12	0	
	Stow Bridge Ground,	7	15	10	
	Lands in Moreton Parish	9	7	0	
					145 14 10
Earl of Redesdale. ..	Chief Rents due Michaelmas, }	2	15	9	
	Dunstall Freehold	0	8	6	
	Seventeen Freehold Commons,	0	6	1½	
	Stow Bridge Ground,	0	3	4	
	Freehold (late Davis) Bourton,	0	0	6	
	Do. (late Hart)	0	7	0	
	Do. (late Alliers),	0	0	6	
	Common Fine, one year,	0	1	0	
					4 2 9
F. Reeves.	Fee Farm Rent,	0	19	6	
Lord Sherborne. ..	Hinchwick Dowry, less Tax				20 10 0
Rev. J. R. Jennings ..	Year's Tithe Rent Charge upon the Condiote portion of the Hinchwick Farm,				6 13 4
					£194 19 1

GENERAL REMARKS.

The plan attached to these particulars is compiled from the estate plan, and corrected by actual survey, and shall be with the quantity and description accepted as correct both by vendors and purchaser.

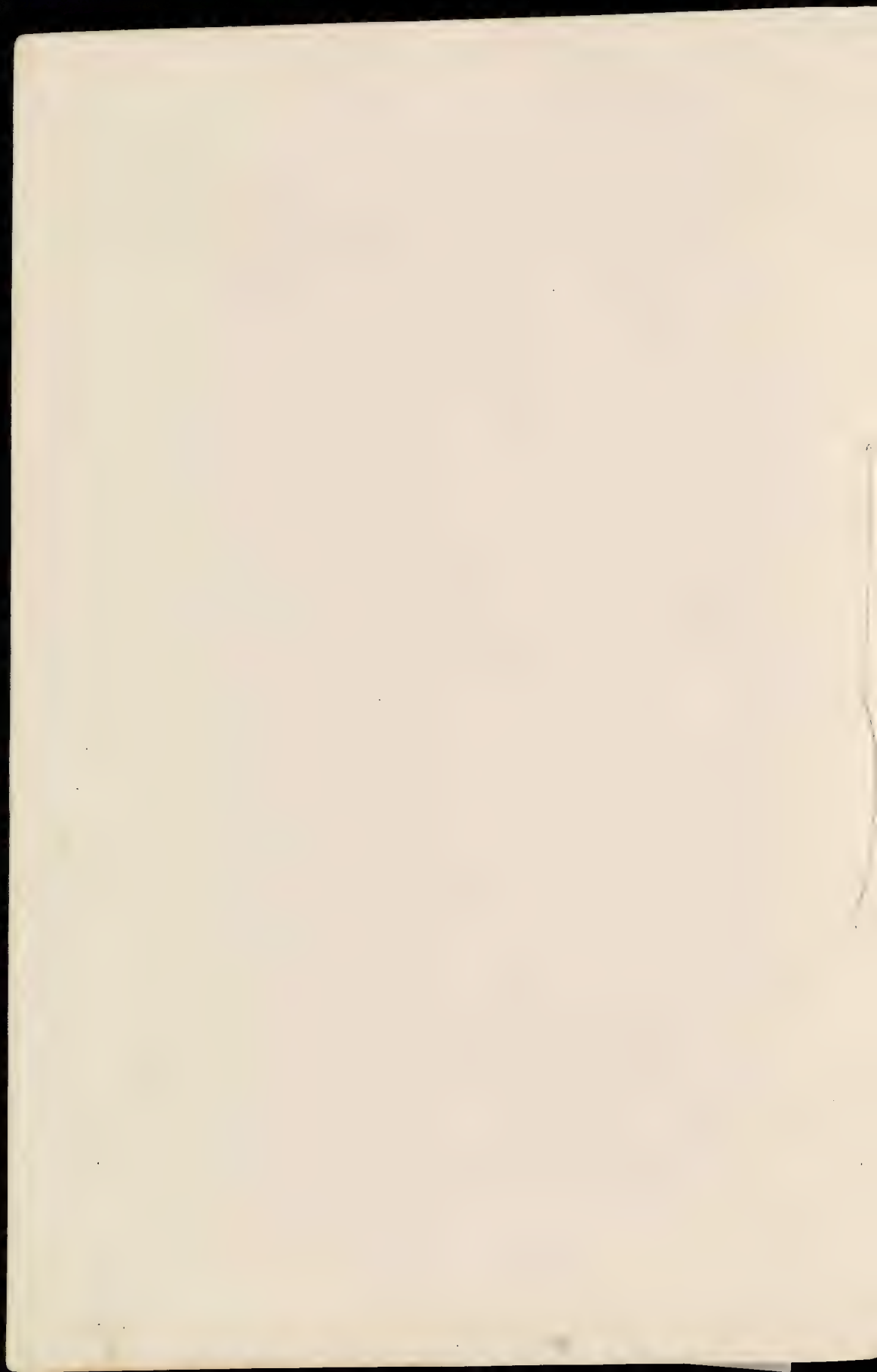
The estate is sold subject to all existing rights of way and other easements (if any) and to the leases or agreements, under which the respective tenants hold their occupations.

All timber, timber-like and other trees with the tellers, pollards and saplings down to the value of one shilling per stick inclusive together with the plantations and underwood now growing on the estate shall be taken by valuation.

The fixtures, fittings, turret clock, continuous iron fencing, and other articles in the mansion and offices according to an inventory, will have to be taken by the purchaser by valuation in the usual way.

In the private chapel or aisle in Longborough Church is the family vault of the Rushout family and the right of sepulture in this vault will be reserved by the vendors.

**The Conditions of Sale will be published in a
Second Edition.**





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In the High Court of Justice. Chancery Division.

RE RUSHOUT. RUSHOUT v. RUSHOUT.

PLAN
OF THE
SEZINCOT ESTATE,
IN THE PARISHES OF
SEZINCOT, LONGBOROUGH, BOURTON-ON-THE-HILL,
MORETON-IN-MARSH, CONDICOTE & CUTSDEAN,
IN THE COUNTIES OF
GLOUCESTER & WORCESTER.

For Sale by
NORTON, TRIST, WATNEY & CO
62, OLD BROAD STREET, LONDON, E.C.
1884.



